

ORIGINAL

**ADDITION OF BRIGHTON LAND HOLDINGS LLC AND EASTVALLEY  
SUBDIVISION**

**CERTIFICATE OF CONVENIENCE AND NECESSITY NO. 143**

**FORTY-FIFTH AMENDED**

Case No. UWI-W-13-01

UWI-W-13-02

Order No. 32939

Dated December 4, 2013

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IDAHO PUBLIC  
UTILITIES COMMISSION

**Brighton Land Holdings**

A parcel of land located in the S 1/2 of the SE 1/4 of Section 28, and the NE 1/4 of the NE 1/4 of Section 33, of T. 3 N., R. 3 E., B., M., Ada County, Idaho, more particularly described as follows:

Commencing at the section corner common to Sections 27, 28, 33 and 34 of said T. 3 N., R. 3 E., (from which point the 1/4 Section corner common to, said Sections 28 and 33 bears North 89°03'30" West, 2644.12 feet distant);

Thence from said section corner, South 00°38'45" West, 1319.22 feet on the Section line common to said Sections 33 and 34, to the North 1/16th section corner common to said Sections 33 and 34;

Thence North 89°15'40" West, 353.84 feet on the southerly boundary of the NE 1/4 of the NE 1/4 of said Section 33 to the **REAL POINT OF BEGINNING**;

Thence continuing North 89°15'40" West, 761.34 feet on the southerly boundary of the NE 1/4 of the NE 1/4 of said Section 33 to a point on a curve on the easterly right-of-way line of East Warm Springs Avenue (Old State Highway 21), (from which point the northeast 1/16<sup>th</sup> section corner of said Section 33 bears North 89°15'40" West, 209.88 feet distant);

Thence 476.69 feet on the arc of a curve to the left, said curve having a radius of 1116.47 feet, a central angle of 24°27'47" and a chord distance of 473.08 feet which bears North 25°33'37" West, on said easterly right-of-way line of East Warm Springs Avenue to the southeast corner of Riverland Terrace Subdivision, as same is shown on the plat thereof recorded in Book 40 of Plats at Page 3343 of Ada County Records;

Thence North 00°46'36", East, 899.79 feet (formerly described as North 00°25'44" East, 899.74 feet) on the easterly boundary of said Riverland Terrace Subdivision, which line is also the westerly boundary line of the NE 1/4 of the NE 1/4 of said Section 33 to the East 1/16 th section corner common to said Sections 28 and 33, said point also being the northeast corner of said Riverland Terrace Subdivision;

Thence North 89°03'30" West, 930.88 feet (formerly described as North 89°24'38" West) on the Section line common to said Sections 28 and 33, which line is also the northerly boundary line of said Riverland Terrace Subdivision to a point on the easterly right-of-way line of East Warm Springs Avenue (Old State Highway 21), (from which point the 1/4 section corner common to said Sections 28 and 33 bears North 89°03'30" West, 391.18 feet distant);

Thence North 45°45'41" West, 544.74 feet on the easterly right of-way line of said East Warm Springs Avenue to a point on the north-south mid-section line of said Section 28 (from which the 1/4 section corner common to said Sections 28 and 33 bears South 0°07'52" West, 373.61 feet distant);

Thence North 00°07'52" East, 758.48 feet on the north-south mid-section line of said Section 28;

Thence leaving said mid-section line, South 50°25'42" East, 167.89 feet;

Thence South 49°42'49" East, 58.00 feet;

Thence South 56°20'26" East, 282.00 feet;

Thence South 65°23'34" East, 118.00 feet;

Thence South 66°10'30" East, 180.00 feet;

Thence South 54°07'38" East, 120.00 feet;

Thence South 44°59'56" East, 210.00 feet;

Thence South 41°27'23" East, 204.00 feet;

Thence South 52°29'04" East, 322.00 feet;

Thence South 55°36'34" East, 420.65 feet;

Thence South 36°51'01" East, 88.00 feet;

Thence South 55°02'25" East, 132.00 feet;

Thence South 48°55'33" East, 281.00 feet;

Thence South 09°08'11" West, 100.00 feet;

Thence South 11°20'52" East, 130.00 feet;

Thence South 28°50'33" East, 174.00 feet;

Thence South 04°02'01" West, 60.00 feet;

Thence South 09°40'43" East, 80.00 feet;

Thence South 02°27'04" East, 107.00 feet;

Thence South 18°20'06" East, 46.00 feet;

Thence South 04°14'25" West, 92.00 feet;

Thence South 19°45'40" East, 60.00 feet;

Thence South 35°32'30" East, 86.00 feet;

Thence South 48°09'33" East, 68.00 feet to the real point of beginning. Said parcel contains 39.64 acres more or less.

### **Eastvalley Subdivision**

A parcel of land being Lot 2, Block 1, of Crows Landing Subdivision, as shown on file in Book 63 of Plats, on Page 6366 through 6367, Ada County Records, and located within the SE 1/4 of the NE 1/4 of Section 33, T. 3 N., R. 3 E., B.M., Ada County, Idaho, more particularly described as follows:

**COMMENCING** at a 5/8" rebar cap illegible, marking the E 1/4 corner of said Section 33;

Thence North 1°14'23" East, coincident with the east line of said SE 1/4 of the NE 1/4 of Section 33, a distance of 25.00 feet, to a 5/8" rebar/cap PLS 3260 marking the southeast corner of said Lot 2, and the **POINT OF BEGINNING**;

Thence North 88°52'08" West, coincident with the south line of said Lot 2, a distance of 1062.43 feet to the beginning of a non-tangent curve;

Thence 39.71 feet along the arc of said curve to the right, with a central angle of 91°00'15", a radius of 25.00 feet, subtended by a chord bearing North 43°22'47" West, 35.66 feet to a point on the easterly right of way of Warm Springs Road;

Thence North 2°07'23" East, coincident with the west line of said Lot 2 and said easterly right of way of Warm Springs Road, 123.71 feet to a 5/8" rebar/cap PLS 3260;

Thence North 87°52'37" West, coincident with said west line of said Lot 2 and said easterly right of way of Warm Springs Road, 10.00 feet to a brass cap;

Thence North 2°07'23" East, coincident with said west line of said Lot 2 and said easterly right of way of Warm Springs Road, 821.73 feet to a 5/8" rebar/cap PLS 972;

Thence leaving said west line of Lot 2 and said easterly right of way of Warm Springs Road, South 88°40'09" East, 414.54 feet to a 5/8" rebar/cap PLS 972;

Thence North 2°07'23" East, parallel with said west line of Lot 2, a distance of 327.12 feet to a 5/8" rebar/cap PLS 874 on the north line of said SE 1/4 of the NE 1/4 of Section 33;

Thence South 88°40'09" East, coincident with said north line of the SE 1/4 of the NE 1/4 of Section 33, a distance of 663.32 feet to a brass cap marking the N 1/16 corner common to Sections 33 and 34;

Thence South 1°14'23" West, coincident with said east line of the SE 1/4 of the NE 1/4 of Section 33, a distance of 1294.22 feet to the **POINT OF BEGINNING**.

The above described parcel contains 29.22 acres, more or less.

Together with and subject to covenants, easements and restrictions of record.